

DESIGN & ACCESS STATEMENT

Project: Yorkley Court Community Farm

Date: July 2014

Background

The site is a 30 acre piece of land on Yorkley Lane between Lydney and Yorkley. The proposal is for 5 years temporary permission for 15 low-impact temporary structures.

Use

The temporary structures will primarily be used as bedroom spaces, with kitchen facilities housed in an existing building. Their function is to provide residential space to support a range of agricultural and forestry enterprises.

Layout

The proposed structures will be situated within in the 15 acre woodland historically known as 'The Arrows'.

Scale

See attached plans.

Appearance

The appearance of all aspects of the proposed development will draw from traditional forest dwellings, following natural and simple design principles.

Landscaping

No operational development is involved in the proposed plans and the siting of new structures will be out of view from public roads and footpaths, so landscape alteration will be limited. Agricultural work will increase the quantity and diversity of plants and trees on site.

The proposal involves no alteration to the area of impermeable surfaces such as car parking space which might negatively effect rainwater runoff on the site or adjacent land. Maintenance of hedgerows and increasing density of plants and trees should improve drainage and water retention. See land management plan for more details.

Access

Vehicle access to the site is via a gated entrance onto Yorkley Lane, with a track leading to a hard standing car parking area. There is also additional pedestrian access via several public footpaths leading through and around the site.

Alterations to the visibility splays on the main access are detailed in the traffic and access documentation.

Vehicular and Transport Links

Local bus services are available a short walk away in Yorkley, with more extensive bus and train services available in nearby Lydney.

Crime Prevention Measures

The crime prevention measures addressed in the design process involve the primary vehicle access being restricted, and due to the nature of the proposal there should be people present on site at all times. The most important measure however will be the development of healthy community interactions, which this project has as a primary goal.

Climate Change

Extensive climate change mitigation measures are a central element throughout the application, including near zero carbon construction methods and domestic renewable energy use.